

Waterway Square Fact Sheet The Woodlands, Texas



Location: Waterway Square is a major urban park located just east of the AAA Four Diamond The Woodlands Waterway Marriott Hotel and Convention Center on The Woodlands Waterway® in The Woodlands Town Center, the “downtown” of The Woodlands 28,000-acre master-planned community. Waterway Square is an initiative of The Woodlands Development Company, The Woodlands Township and The Woodlands Town Center Owners Association.

The Waterway Square District encompasses the office buildings, shops, restaurants, entertainment venues, greenspaces and urban residences within the area bordered by Lake Robbins Drive on the north, Woodlands Parkway on the south, Six Pines Drive to the west and Woodloch Forest Drive to the east.

Description: One-acre public plaza with unique water features that take advantage of the site’s terraced topography:

- 120-foot long, 10-foot high water wall, flanked by stairs and stepped water cascades at each side of the Square.
- A waterfall cascades down the water wall to a pool along the lower terrace.
- Water jets, waterfalls and cascades are designed to create a variety of displays and effects ranging from the subtle flow of water over a stone wall to dancing columns of water, to “boomer” jets that can shoot water 75 feet in the air.
- Fountains choreographed to music and colored lighting at night.
- Seating area under a grove of shade trees for outdoor dining and people watching.
- Children’s interactive fountain with fanciful mosaic artwork designed by renowned artist, Dixie Friend Gay.
- Park designed by Sasaki Associates of Watertown, MA, designers of the 2008 Olympic Green in Beijing, China and other notable projects.
- Water features designed by Aquatic Design and Engineering, Inc. of Oakland, FL, designers of several major water features for Disney Resorts in Orlando and Orlando City Hall, among others.
- Surrounded by Class A office and retail buildings with restaurants, upscale shops and nightlife, designed by Elkus Manfredi of Boston, MA, Lucas Associates Architects of Baltimore, MD and Street-Works LLC of White Plains, NY.
- Plans for the near future include the addition of an outdoor amphitheater in the plaza, plus two additional Class A office buildings - a nine-story building (4 Waterway Square) and a six-story building (3 Waterway Square) - a luxury condo tower and an upscale hotel on the square.

Mixed use buildings underway or recently completed in the Waterway Square District:

24 Waterway Avenue

- Now completed with tenants moving in
- Largest mixed use, speculative office building constructed to date by The Woodlands Development Company
- Class A office building with 12 office floors
- 308,206 total square feet – 268,263 office and 39,943 retail
- Currently 100% committed; signed tenants include American Financial & Automotive Services, Common Resources, Hubbell and Hudson specialty market, HMT, GPM, Inc., Pacific Summit, Rockland Capital, First Choice, Winstead, Boon Chapman, Probe Resources, Price Gregory, Desktop Assistance, Polaris E&E, Turnworks and Jefferson Wells.
- In-building parking
- High quality finishes and construction materials
- Restaurant and retail space on the ground floor
- Panoramic views of Waterway Square and The Woodlands Waterway®
- Designed by Elkus Manfredi of Boston, MA

20 Waterway Avenue

- Two separate specialty restaurant buildings with adjacent public space with restrooms and elevators
- Street access to Waterway Avenue, rooftop terraces overlooking Waterway Square and patios on The Woodlands Waterway®
- Designed by Lucas Associates of Baltimore, MD
- Completion planned for late 2008

25 Waterway Avenue

- 24,000-square-foot, two-story building
- Retail on ground level, two levels of parking above
- Currently 75% committed; Baker St. Pub & Grill and Chocolata have opened restaurants in the new building and Woodforest National Bank has opened offices
- Located adjacent to The Woodlands Waterway Marriott Hotel parking garage
- Designed by Elkus Manfredi of Boston, MA

1701 Lake Robbins Drive

- 12,123-square-foot, two-story mixed use building
- Completed in September, 2006 and 100% leased
- Tenants are Fidelity Investments and La Mesa restaurant
- Designed by Street-Works of White Plains, N.Y.

21 Waterway Avenue

- 103,000-square-foot, seven-story mixed use building
- Completed in 2006 and 98% leased
- Major office tenants include Wells Fargo, Smith Barney, Cargill, Bank of America and BusinessSuites. Restaurants include The Goose's Acre and Americas.
- Designed by Lucas Associates of Baltimore, MD

US Oncology

- 200,000 sf, 8-story headquarters office building for US Oncology, a leading oncology services provider
- Under construction; opening in early 2009
- Designed by Elkus-Manfredi of Boston, MA

4 Waterway Square

- 216,000-square-foot, nine-story multi-tenant Class-A building
- Located on Waterway Square Place at Woodloch Forest Drive overlooking The Waterway
- "Through lobby" provides a multi-level step down to The Waterway
- High quality finishes, materials and landscaping
- Covered walkway to 1,900-space Waterway Square Garage and retail
- Within walking distance of the Fountains at Waterway Square, shopping and dining
- Designed by Elkus-Manfredi of Boston, MA
- Planned completion of building and garage is summer of 2009

The information contained in this document is based on current plans and projections for The Waterway Square District in The Woodlands Town Center. All references to dates, features and specifications for future development are proposed and subject to change without notice. 4/08

For more information, contact:

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